

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: PMG Plaza, Inc.

Case #: 62-R-01

Date: May 22, 2001

Comments:

1. No comments.

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SITE PLAN REVIEW AND COMMENT
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Division: Fire

Member: Albert Weber
828-5875

Project Name: PMG Plaza Inc.

Case #: 62-R-01

Date: 5-22-01

Comments:

No Comment.

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SITE PLAN REVIEW AND COMMENT
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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: PMG Plaza, Inc.

Case #: 62-R-01

Date: May 22, 2001

Comments:

1. Provide proof that the existing parking configuration was established by permit.
2. Provide a text narrative outlining the justification for the proposed parking reduction, based on one or more of the criteria in Sec 47-20.3.
3. A report from the Parking Manager and City Engineer may be required.
4. The parking analysis needs to include the number of spaces required for the proposed use, the number of spaces provided on site, and the number of spaces requested for the reduction.
5. Discuss the reason for requesting a reduction below the current number of spaces currently provided on site.
6. A separate application and fee are required for Planning and Zoning Board.
7. Additional comments may be forthcoming at the DRC meeting.

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SITE PLAN REVIEW AND COMMENT
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Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: PMG Plaza, Inc.

Case #: 62-R-01

Date: May 22, 2001

Comments:

1. No Comments

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Division: Police

Member: Det. C. Cleary- Robitaille
759-6419, 759-6400 (Main Number)

Project Name: PMG Plaza, Inc.

Case #: 62-R-01

Date: 5-22-01

Comments:

No comments at this time

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: PMG Plaza, Inc.

Case #: 62-R-01

Date: 5/14/01

Comments:

1. FYI-Parking reduction requires Site Plan Level III review.
2. Provide a copy of the previously approved site plan for comparison.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: PMG Plaza, Inc.

Case #: 62-R-01

Date: May 22, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
828-5123/ph
828-5275/fax
timw@cityfort.com

Project Name: PMG Plaza

Case #: 62-R-01

Date: 5/22/01

Site Plan Comments:

1. Please revise the parking summary table to indicate the number of spaces required (derived from the ULDR parking requirements/Section 47-20), the number of spaces provided, and the deficit parking ($232 - 186 = 46$). This represents an approximate 20% reduction which appears to be very significant in terms of the requests that have been authorized by the DRC and Planning & Zoning Board in the past.
2. Please refer to Section 47-20.3.A.5 to evaluate what criteria this request can be supported under. The submittal must be expanded to include evaluation of what criteria support the request for a parking reduction.
3. This parking reduction request shall be reviewed by Tinter Associates, Inc. City staff shall assist with coordinating the review of the submitted report. A copy of the submitted plan and the Engineering DRC comments have been forwarded to Alan Tinter on May 22, 2001. A review and final reconciliation of recommendations by Tinter's office must be completed prior to this case receiving final DRC authorization may occur within two weeks to a month from his receipt of this documentation, providing all requests for additional information are timely submitted.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: PMG Plaza, Inc.

Case #: 62-R-01

Date: May 22, 2001

Comments:

Landscape comments will be available at the DRC Meeting.